

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

November 15, 2011

Amended

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Joanna Grama, Peter Gray, Larry Oates, Linda Sorensen,
Janet Elmore

Absent: Dottie Rausch

Bid Opening:

President Oates announced the bid opening *for the Cumberland Avenue Phase II Project* has been delayed. City Engineer Dave Buck provided clarification for the delay. Several contractors are also bidding on the Yeager Road rebid through INDOT which is running simultaneously with the Cumberland Avenue Phase II bid. Additional time was requested by bidding contractors to allow sufficient time to submit bids to both projects. Commissioner Curtis motioned to authorize the Board of Works to open bids on Monday, the 21st of November 2011 at 8:30 a.m. for the Cumberland Avenue Phase II Project and take the bids under advisement. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

Old Business:

Minutes

Commissioner Grama motioned to approve the minutes of the October 18, 2011 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 5-0.

Project Updates

Parks Superintendent Joe Payne updated the Commission on the following project:

- Wabash Heritage Trail Extension – Phase I and Phase II are proceeding. Paving of the trail along SR 43 is scheduled for this week. Landscape planting will be completed in spring 2012.

City Engineer Dave Buck updated the Commission on the following projects:

- Cumberland Avenue Reconstruction Phase II – The bid date has been moved back to November 21, 2011 as previously discussed. There has been a lot of interest in the project. Bids will be taken under advisement and presented at the December meeting of the Commission with recommendations.
- Yeager Road Reconstruction – Changes have been made to the Phase I pavement design and pavement removal earth work quantities. The process to request reallocation of unused engineering phase federal funds and additional federal funds from other projects is underway. A formal amendment authorizing the reallocation will be processed through the Area Plan Commission. Bids are scheduled to be opened by INDOT tomorrow (November 16, 2011).
- KCB Water Quality Improvement – Pond excavation at the corner of Northwestern Ave. and Lindberg Road is basically complete. Percolation issues are being worked on with the contractor and engineer. Seeding will occur as weather permits.
- Lindberg Bridge – Open to traffic on October 31, 2011. Driveway to the Lily Nature Center has been completed and opened. Most of the grading has been completed. City is working with the property owners regarding fence and landscape items. As weather permits, the contractor is working on clean up items and re-grade for the final inspection.
- Harrison Street – Paving has begun. Subgrade treatment has been completed. The underground stormwater lines have been installed. The first layer of base asphalt is down. Harrison Street all the way to Jischke is expected to be open to traffic the first week of December.

Other

There was no further old business.

New Business:

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports and explained expected changes in line item appropriations which will cover the payment of claims for the KCB TIF area. Sufficient cash flow for project funding for the remainder of the year is expected.

Payment of Claims

Sagamore Parkway TIF Claims

\$5,515.06

Commissioner Curtis motioned to pay the Sagamore Parkway TIF claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$5,515.06 passed 5-0.

KCB TIF Surplus Claims

\$78,057.62

Commissioner Sorensen motioned to pay the KCB TIF Surplus claims. Commissioner Grama seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the KCB TIF Surplus claims in the total amount of \$78,057.62 passed 5-0.

Levee/Village TIF Surplus Claims

\$12,522.47

Commissioner Curtis motioned to pay the Levee/Village TIF Surplus claims. Commissioner Gray seconded.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$12,522.47 passed 5-0. A claim of \$3,171.00 paid at the October 24, 2011 meeting of the Board of Works was provided for reference. Department heads and project managers answered questions from the Commission.

2012 Spending Plan Proposal

Mayor Dennis opened the discussion on the preliminary review of the 2012 Spending Plan. He stated through the Redevelopment Commission and the Department of Development, funding in the spending plan is intended to bring business to the community, improve the community through infrastructure improvement and to offer incentives for investment in our community. He has reviewed the proposed spending plan and determined it to be a sound, affordable and fundable plan which serves to continue the practical, logical growth of the City of West Lafayette.

President Oates explained the new format of the plan and reviewed each line item detailing current fund balances as of 10/31/2011, and projected revenues and expenditures for each TIF district in 2012. Outstanding carryover project obligations and unencumbered 2011 line items were discussed. Estimated net revenues and TIF balances were reviewed. An appropriation for Wabash Parking Garage maintenance has been made for the Levee/Village TIF district. President Oates requested Attorney Tom Brooks, Jr. review the parking garage management agreement to determine the next steps and potential charge backs. Today's review was for informational purposes. Questions and comments were requested. The 2012 Spending Plan will be discussed again at the December 20, 2011 meeting and approved at the January 3, 2012 meeting of the Commission.

Agreement – LINK Management, Inc.

Commissioner Curtis motioned to approve the agreement with LINK Management, Inc. not to exceed \$50,000. Commissioner Gray seconded. The agreement includes \$12,500 for design review and \$37,500 for construction management services with regard to the construction of Fire Station No. 3 on Kalberer Road.

The roll call vote:

Aye: Curtis, Grama, Gray, Oates, Sorensen

Nay:

The motion passed 5-0.

The fire station is scheduled to close on Friday, November 18, 2011 and construction expected to begin in late March or early April 2012.

Other

There was no further old business.

Public Comment

Public comment was requested. The next meetings were confirmed:

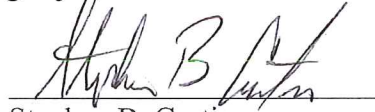
Tuesday, December 20, 2011 @ 8:30 a.m.

Tuesday, January 3, 2012 @ 4:30 p.m.

President Oates stated meeting dates for 2012 will be determined at the December meeting. Oaths of Office and approval of the 2012 Spending Plan will occur at the January 3, 2012 meeting.

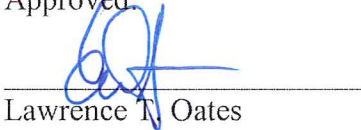
Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Gray seconded. The meeting adjourned at 9:42 a.m.



Stephen B. Curtis
Temporary Secretary

Approved:



Lawrence T. Oates
President